



**A. REPORT TO THE HEARING EXAMINER**

**HEARING DATE:** May 17, 2016

**Project Name:** Grant Place Townhomes

**Owners:** APEX Enterprises Group LLC; 5218 76<sup>th</sup> Ave Ct W; University Place, WA 98467  
Washington Commercial Investment; 24419 105<sup>th</sup> Place SE; Kent, WA 98030

**Applicant:** Satwant Singh; 24419 105<sup>th</sup> Place SE; Kent, WA 98030

**Contact:** David Vincent; Milbrandt Architect; 25 Central Way; Kirkland, WA 98033

**File Number:** LUA15-000885, PP, PPUD

**Project Manager:** Rocale Timmons, Senior Planner

**Project Summary:** The applicant is requesting a Preliminary Planned Urban Development and a Preliminary Plat for the construction of a multi-family development containing 36 zero lot line townhomes. The vacant 2.12 acre site is located within the Residential Multi-Family (RMF) zoning classification and the Residential High Density (RHD) land use designation. Environmental 'SEPA' Review was completed on a 36 townhome proposal, in 2007 (LUA07-018). Therefore, additional Environmental 'SEPA' Review is not required. The proposed development would be comprised of 8 separate multi-family residential structures resulting in a density of 22.98 du/ac. The subject site is located on the east side of Grant Ave S just north of S 18<sup>th</sup> St at 1600 Grant Ave S. Access to the site is proposed via a new looped public alley extended from Grant Ave S. There are no critical areas located on site. The PUD would be used to vary street, setback, design, landscaping, lot standards, and density bonus criteria. The applicant has proposed enhanced open space, pedestrian and vehicular circulation, pedestrian amenities, and landscaping as a public benefit. Studies provided include a stormwater, arborist, traffic study, and a geotechnical report.

**Project Location:** 1600 Grant Ave S

**Site Area:** 2.12 acres



*Project Location Map*

**B. EXHIBITS:**

- Exhibit 1: HEX Recommendation Report
- Exhibit 2: Site Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Elevations
- Exhibit 5: Floor Plans
- Exhibit 6: Grading and Drainage Plan
- Exhibit 7: Revised Tree Retention Plan (dated April 29, 2016)
- Exhibit 8: Drainage Report
- Exhibit 9: Preliminary Plat Plan
- Exhibit 10: CI 73- Residential Height Requirements
- Exhibit 11: Geotechnical Report
- Exhibit 12: SEPA Determination - Mitigation Measures (dated March 12, 2007)
- Exhibit 13: SEPA Addendum, dated May 2, 2016
- Exhibit 14: Public Comment Letter – Meling
- Exhibit 15: Public Comment Letter – Sommer
- Exhibit 16: Traffic Report

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** APEX Enterprises Group LLC  
5218 76th Ave Ct W  
University Place, WA 98467  
  
Washington Commercial Investment  
24419 105th Place SE  
Kent, WA 98030
- 2. **Zoning Classification:** Residential Multi-Family (RMF)
- 3. **Comprehensive Plan Land Use Designation:** Residential High Density (HD)
- 4. **Existing Site Use:** Single Family Residence to be demolished
- 5. **Neighborhood Characteristics:**
  - a. **North:** Vacant/Transmission Lines (R-8 Zone)
  - b. **East:** Single Family Residential (R-8 Zone)
  - c. **South:** Multi-Family (RMF Zone)
  - d. **West:** Vacant (RMF Zone)
- 6. **Site Area:** 92,721 SF

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015

Annexation	N/A	1871	03/08/1961
Site Plan Review (Expired)	LUA07-018	N/A	12/10/2007

**E. PUBLIC SERVICES:****1. Existing Utilities**

- a. Water: The site is located in the City of Renton water service area. There is an existing 12-inch diameter water main in Grant Ave S.
- b. Sewer: The site is located in the City of Renton sewer service area. There is no sewer main along the project frontage. There is an existing 8-inch diameter sewer main south of the property in Grant Ave S.
- c. Surface/Storm Water: There is an existing 12-inch storm water conveyance system along the Grant Ave S property frontage.

**2. Streets:** There are partial street improvements along Grant Ave S.

**3. Fire Protection:** City of Renton Fire Department

**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:****1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards

**2. Chapter 3 Environmental Regulations**

- a. Section 4-3-100: Urban Design Regulations

**3. Chapter 4 Property Development Standards****4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

**5. Chapter 7 Subdivision Regulations****6. Chapter 9 Permits – Specific**

- a. Section 4-9-065: Density Bonus Review
- b. Section 4-9-150: Planned Urban Development Regulations

**7. Chapter 11 Definitions****G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

**H. FINDINGS OF FACT (FOF):**

1. The applicant is requesting a Preliminary Planned Urban Development (PPUD) and a Preliminary Plat for the subdivision of a 2.12 acre site into 36 lots for the future construction of 36 zero-lot line townhomes.
2. The Planning Division of the City of Renton accepted the above master application for review on December 28, 2015 and determined the application complete on February 5, 2016. On March 14, 2016 the project was placed on hold pending receipt of a Fire Safety, Emergency, and Evacuation Plan and a

Maintenance Plan for the internal looped street. The applicant submitted all necessary documentation and on April 19, 2016 and the project was taken off hold. The project complies with the 120-day review period.

3. In 2007 the applicant received Hearing Examiner Site Plan approval along with Environmental Review for the construction of a similar 36 unit townhome development on the same site (LUA07-018). However, the Hearing Examiner Site Plan approval expired in 2011.
4. The revised proposal includes the same number and type of units as the expired proposal. The differences between the proposed and expired site plans includes the subdivision of the property, increased setbacks from neighboring developed properties, and different architectural detailing. Additionally, vehicular circulation now included a looped public alley round around the perimeter of the site as opposed to the centrally located street terminating in a cul-de-sac.
5. The effects of the Preliminary Plat request require reductions in the net acreage of the site in order to calculate the allowed density. Therefore, the 36-unit proposal requires a density bonus, pursuant to RMC 4-9-065, to maintain the same number of units formerly approved.
6. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on March 12, 2007, the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Grant Avenue Homes project (LUA07-018). The DNS-M included 10 mitigation measures (Exhibit 12). A 14-day appeal period commenced on March 16, 2007, and ended on March 30, 2007. No appeals of the threshold determination were filed.
7. **ERC Addendum:** On May 2, 2016 the Environmental Review Committee (ERC) issued an Addendum to the Determination of Non-Significance – Mitigated (DNS-M) for the project (Exhibit 13). The Addendum eliminated Mitigation Measures #1, #3, #6, #7, #9, and #10 as they were no longer applicable to the proposal and retained Mitigation Measures #2, #4, #5, and #8.
  - a. Mitigation Measure #2: Site construction shall be limited to occur between April 1st and November 1st.
  - b. Mitigation Measure #4: The applicant shall provide documentation that ensures that a stormwater detention structure is a permitted use of the overhead transmission line easement (recording number 5162689) area. The documentation shall be provided to the Development Services Division prior to receiving utility construction permits.
  - c. Mitigation Measure #5: The applicant shall be required to provide a Temporary Erosion and Sedimentation Control Plan (TESCP) designed pursuant to the Department of Ecology's Erosion and Sediment Control Requirements outlined in Volume II of the most recent Department of Ecology Stormwater Management Manual. This condition shall be subject to the review and approval of the Development Services Division prior to the issuance of building permits.
  - d. Mitigation Measure #8: The applicant shall submit information sufficient to calculate required fire flow prior to issuance of building permits.
8. The project site abuts the east side of Grant Ave S. The vicinity of the property has a high concentration of utility easements and above-ground power transmission lines for Bonneville Power Administration (BPA), City of Seattle, and Puget Sound Energy (PSE). A single-family residential subdivision, Rolling Hills, abuts the property to the east. A 30 unit condominium project, Heritage Village, is abutting the project site to the south. Land to the west and abutting on the north are utility easements.
9. The property is developed with a single-story, single-family house since 1946. The existing house and two outbuildings would be removed prior to redevelopment.

10. Access to the site would be provided via two curb cuts extended from Grant Ave S. The vehicular circulation design would utilize a looped public alley that enters at the northwest corner of the site and exits at the southwest corner.
11. Grant Ave S intersects with Puget Drive S, an arterial street, to the south, which would be the primary access to the development. Although Grant Ave S dead-ends at one of the easements to the north, there is an existing gated emergency-only access/egress that continues north from the street end.
12. The property is located within the Residential High Density (HD) Comprehensive Plan land use designation.
13. The site is located within the Residential Multi-Family (RMF) zoning classification and within Design District 'B'.
14. Structures would be a 3-story townhouse building type. The tallest point of the structure would be approximately 33-feet and 7-inches from the lowest grade to the highest peak. The proposed building materials would be a combination of a natural stone, hardy panels, lap and clear cedar siding (Exhibit 4).
15. The residential units would be contained within 8 separate buildings consisting of 4-5 units each.
16. Residential parking is provided both in private garages and surface parking along the internal circulation system. Garage parking would be provided for 72 vehicles (two vehicles for each of the 36 residential units). Auxiliary parking in the amount of seven parking stalls would be provided along the internal road. The total amount of stalls provided on site amounts to 79 parking spaces.
17. The residential lot sizes range from 824 square feet to 1,358 square feet. The following table are proposed approximate lot sizes for Lots 1-36:

<u>Lot</u>	<u>Lot Size SF</u>	<u>Lot</u>	<u>Lot Size SF</u>	<u>Lot</u>	<u>Lot Size SF</u>	<u>Lot</u>	<u>Lot Size SF</u>
<b>Lot 1</b>	1,355	<b>Lot 10</b>	1,355	<b>Lot 19</b>	1,358	<b>Lot 28</b>	1,355
<b>Lot 2</b>	824	<b>Lot 11</b>	824	<b>Lot 20</b>	864	<b>Lot 29</b>	824
<b>Lot 3</b>	998	<b>Lot 12</b>	998	<b>Lot 21</b>	1,047	<b>Lot 30</b>	998
<b>Lot 4</b>	824	<b>Lot 13</b>	1,313	<b>Lot 22</b>	864	<b>Lot 31</b>	1,355
<b>Lot 5</b>	1,355	<b>Lot 14</b>	1,407	<b>Lot 23</b>	1,421	<b>Lot 32</b>	1,355
<b>Lot 6</b>	1,355	<b>Lot 15</b>	864	<b>Lot 24</b>	1,291	<b>Lot 33</b>	824
<b>Lot 7</b>	824	<b>Lot 16</b>	1,047	<b>Lot 25</b>	824	<b>Lot 34</b>	998
<b>Lot 8</b>	898	<b>Lot 17</b>	864	<b>Lot 26</b>	998	<b>Lot 35</b>	824
<b>Lot 9</b>	1,355	<b>Lot 18</b>	1,358	<b>Lot 27</b>	1,355	<b>Lot 36</b>	1,355

18. **Requested Modifications from RMC through the PUD:** When approving a PPUD, the City may modify standards (RMC 4-2, 4-4, 4-7, and RMC 4-6-060 Street Standards, except as listed in RMC 4-9-150B.3. All of the following modifications are required to be considered simultaneously as part of the Planned Urban Development:

<b>RMC Code Citation</b>	<b>Required Standard</b>	<b>Requested Modification</b>
RMC 4-2-110A Development Standards for Residential Zoning Designations- Lot Width	A minimum lot width of 25 feet is required (30 feet for corner lots) for townhouse development.	Internal lots range in width from 16.5 feet to 20 feet and corner lots range from 26.8 feet to 27.1 feet.
RMC 4-2-110A	The required setbacks for townhouse	The average rear yard setback is

Development Standards for Commercial Zoning Designations- Setbacks	development in the RMF zone are as follows: front yard is 10 feet, the side yard is 0 feet for the attached sides and 5 feet for the unattached sides, side yard along the street 20 feet, and the rear yard is 10 feet.	approximately four feet from the rear drive aisle.
RMC 4-2-110A Development Standards for Commercial Zoning Designations- Lot Coverage	Maximum impervious surface coverage is limited to 75%.	Consider the site collectively for lot coverage requirements as opposed to each individual lot.
RMC 4-4-130 Tree Retention Regulations – Tree Density	Four significant trees for every 5,000 square feet of site area.	Consider the site collectively for tree density requirements as opposed to each individual lot.
RMC 4-4-090D Refuse and Recyclables	The refuse and recyclables deposit area and collection points for multi-family residences shall be apportioned, located and designed as follows a total minimum area of eighty (80) square feet shall be provided for refuse and recyclables deposit areas.	The applicant is proposing individual curb-side pickup for residential units.
RMC 4-6-060F Street Standards	Various: See discussion in FOF 28: PUD Decision Criteria, Circulation	Various: See discussion under FOF 28: PUD Decision Criteria, Circulation
RMC 4-3-100 Urban Design Standards	Various: See discussion in FOF 32: Design District Review	Various: See discussion under FOF 32: Design District Review
RMC 4-4-070F.4 Landscaping Standards	A fifteen-foot (15') wide partially sight-obscuring landscaped visual barrier, or ten-foot (10') wide fully sight-obscuring landscaped visual barrier, is required along the common property line.	The eastern portion of the southern property line would have a 5-foot visual barrier between the proposed development and the abutting R-8 single family development to the east.
RMC 4-4-080F, Parking, Loading, and Driveway Regulations	Based on the proposed use, a minimum and maximum of 55 parking spaces would be allowed in order to meet code.	The applicant proposed a total of 79 spaces within structured and surface parking areas. The proposal exceeds the maximum parking stall allowance (24 stalls).
RMC 4-9-065, Density Bonus Review	The applicant shall provide one affordable housing unit, either for sale or rental (per net acre). Additional bonus units (per net acre) may be achieved through compliance with additional criteria.	The 22.97 du/ac proposal does not include an affordable housing component or built green elements.

19. The site contains 53 significant trees of which the applicant is proposing to retain three trees.

20. There are no critical areas located on site.

21. There would be an estimated 7,000 CY of cut and 6,000 CY of fill associated with the proposed project.
22. Construction is anticipated to commence in Summer of 2016 with substantial completion scheduled for Summer of 2017.
23. Staff received two comment letters expressing various concerns, including but not limited to setbacks, drainage, wildlife, lighting, and refuse and recycle (Exhibit 14 and 15). No agency comments were received.
24. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
25. **Comprehensive Plan Compliance:** The site is designated Residential High Density (HD) on the City's Comprehensive Plan Map. HD unit types are designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, have close access to transit service, and efficiently use urban services and infrastructure. Lands designated HD is where projects will be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Policy L-2:</b> Support compact urban development to improve health outcomes, support transit use, maximize land use efficiency, and maximize public investment in infrastructure and services.
✓	<b>Goal L-H:</b> Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and physical activity, builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.
✓	<b>Goal L-BB:</b> Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	<b>Goal L-FF:</b> Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	<b>Policy L-51:</b> Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.
✓	<b>Policy L-52:</b> Include human-scale features such as pedestrian pathways, quality landscaping, and public spaces that have discernible edges, entries, and borders to create a distinctive sense of place in neighborhoods, commercial areas, and centers.
✓	<b>Policy L-53:</b> Orient buildings in developments toward the street or a common area, rather than toward parking lots.
✓	<b>Policy L-57:</b> Complement the built environment with landscaping using native, naturalized, and ornamental plantings that are appropriate for the situation and circumstance and which provide for respite, recreation, and sun/shade.

26. **Zoning Development Standard Compliance:** The RMF Zone provides suitable environments for multi-family dwellings. It is further intended to conditionally allow uses that are compatible with and support a multi-family environment. The RMF allows for the development of both infill parcels in existing multi-

family districts with compatible projects and other multi-family development. Densities range from ten (10) to twenty (20) du/acre with opportunities for bonuses up to twenty five (25) dwelling units per net acre. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	RMF Zone Develop Standards and Analysis
<p><b>Compliant if Condition of Approval is Met</b></p>	<p><b>Density:</b> There is no minimum density requirement for townhouse development in the RMF zone. The minimum density required for other attached dwelling units is 10 dwelling units per net acre. The maximum density permitted is 20 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><u>Staff Comment:</u> After deducting 24,480 square feet for access easements from the 92,721 gross square footage of the site, the net square footage would be 68,241 square feet (1.57 net acres). The 36 unit proposal would arrive at a net density of 22.97 dwelling units per acre (36 units / 1.57 acres = 22.97 du/ac), which falls within the permitted density range for the RMF zoning classification if all density bonus criteria, pursuant to RMC 4-9-065, are met. To qualify for the density bonus, the applicant shall first provide one affordable housing unit, either for sale or rental (per net acre). Additional bonus units (per net acre) may be achieved on a 1:1 ratio for either: affordable housing units, either for sale or rental; or units constructed to Built Green 3 Star (at minimum) building standards. The applicant is proposing a total of four bonus units. Therefore, staff recommends as a condition of approval the applicant be required to provide at least two affordable housing units, either for sale or rental in exchange for two bonus units (for a total of 34 townhomes). The additional two bonus units may be (for a total of 36 townhomes) achieved on a 1:1 ratio for either: affordable housing units, either for sale or rental; or units constructed to Built Green 3 Star (at minimum) building standards. Alternatively, the proposal shall be revised to eliminate those units which exceed the maximum density allowance pursuant to RMC 4-2-110A resulting in a 32-unit proposal.</p>
<p><b>Requested to be Modified Through the PUD</b></p>	<p><b>Lot Dimensions:</b> There is no minimum lot size required in the RMF zone. A minimum lot width of 25 feet is required (30 feet for corner lots) for townhouse development. A minimum lot depth of 50 feet is required for townhouse development.</p> <p><b><u>Requested to be modified through the PUD</u></b></p> <p><u>Staff Comment:</u> The proposal complies with the lot depth standards of the RMF zone. However, the proposal does not comply with the minimum lot width standards of the zone for all residential units. Internal lots range in width from 16.5 feet to 20 feet and corner lots range from 26.8 feet to 27.1 feet. The applicant has proposed to modify the minimum lot width requirement through the PUD. The reduction in lot width allows the applicant to achieve a dense development with minimal footprint and less impervious surface while providing amenities which serve to enhance the quality of the development and meet the PUD decision criteria. Therefore, staff is in support of the requested modification if all conditions of approval are met.</p>
<p>✓</p>	<p><b>Lot Coverage:</b> The allowed lot coverage is 70 percent for townhome developments.</p> <p><u>Staff Comment:</u> The lot coverage would vary for the proposed lots. The lot coverage for the residential lots would range from 54% to 70%. The lot coverage for the entire development is at approximately 28%.</p>
<p><b>Requested to</b></p>	<p><b>Setbacks:</b> The required setbacks for townhouse development in the RMF zone are as</p>



<p><b>be Modified Through the PUD</b></p>	<p>follows: front yard is 10 feet, the side yard is 0 feet for the attached sides and 5 feet for the unattached sides (per CI-76), side yard along the street 20 feet, and the rear yard is 10 feet. The required setbacks for other attached dwellings in the RMF zone are as follows: front yard is 20 feet, the side yard is 0 feet for the attached sides and 5 feet for the unattached sides (per CI-76), side yard along the street is 20 feet, and rear yard is 10 feet.</p> <p><b><u>Requested to be modified through the PUD.</u></b></p> <p><i>Staff Comment:</i> As part of the PUD the applicant is proposing to modify the setback from the rear lot line. All other setbacks comply with the setback requirements of the RMF zone. The average rear yard setback is approximately four feet from the rear drive aisle.</p> <p>Staff is in support of a reduction in the setback for proposed lots from the proposed drive aisle given the intensity/density of the proposed development. The proposed development would be of a similar density to the abutting development to the south if all conditions of approval are complied with. Additionally, the property to the north is not developable, due to the presence of utility easements and overhead transmission lines. The perimeter looped alley provides a buffer to the neighboring developments.</p> <p>However, due to shallow residential rear yard setbacks proposed, there exist the potential for cars to park in front of proposed garage spaces. In order to ensure parked vehicles do not encumber to the proposed access aisle the project's bylaws or CC &amp; R's restrict parking across the access aisle throughout the development and no parking signage shall be posted. A copy of the bylaws and no parking signage specifications shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit.</p>
<p><b>Requested to be Modified Through the PUD</b></p>	<p><b>Building Standards:</b> The RMF zone has a maximum impervious surface coverage of 75%. A Code Interpretation (CI-73) (Exhibit 10) was adopted regarding building height requirements in residential zones. In the RMF zone, a maximum building height of 3 stories with a wall plate height of 30 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height.</p> <p>Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p>An additional ten feet (10') height for a residential dwelling structure may be obtained through the provision of additional amenities such as additional recreation facilities, underground parking, and additional landscaped open space areas; as determined through the site development plan review process and depending on the compatibility of the proposed buildings with adjacent or abutting existing residential development. In no case shall the maximum wall plate height of a residential structure exceed thirty-five feet (35').</p> <p><b><u>Requested to be modified through the PUD.</u></b></p>

	<p><u><b>Staff Comment:</b></u> The overall project has less impervious surface than otherwise would be expected. Based on the provided TIR the site would contain approximately 65% impervious surfaces for the overall site (Exhibit 8). The individual lots however would not likely meet the impervious surface requirement of the zone. As a result, a modification is being requested as part of the PUD in order to consider the site collectively for lot coverage requirements. Staff is in support of the requested modification as it is in support of the overall Planned Urban Development approach.</p> <p>With respect to height the tallest point of the structure would be approximately 33 feet and 7-inches from the lowest grade to the highest peak. The proposal complies with the building standards of the zone.</p>
<b>Requested to be Modified Through the PUD</b>	<p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060.</p> <p><u><b>Requested to be modified through the PUD.</b></u></p> <p><u><b>Staff Comment:</b></u> See discussion below in FOF 28: PUD Decision Criteria, Landscaping/Screening.</p>
✓	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 20 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches ( 18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>For multi-family development, the minimum tree density is four (4) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u><b>Requested to be modified through the PUD.</b></u></p> <p><u><b>Staff Comment:</b></u> The site contains a mixed canopy dominated by alder, maple, Douglas fir, cedar, locust, ash, and cherry trees. The applicant provided a Tree Protection Plan/Arborist Report, completed by Greenforest Inc., dated December 21, 2015 (Exhibit 7). Based on the provided tree inventory, 53 trees are located on the subject site. Sixteen trees were identified as dead, diseased, or dangerous. This results in the exclusion of 16 trees from retention calculations. As such, 37 trees were utilized to calculate retention requirements of 20% of the significant trees located on the site. Therefore, the applicant would be required to retain at least 7 trees on site. The provided Tree Retention Plan depicts the retention of 3 trees (Exhibit 7).</p>

	<p>When the required number of protected trees cannot be retained, new trees, with a two-inch caliper or greater, shall be planted. The replacement rate shall be 12-caliper inches of new trees to replace each protected tree removed. Therefore a total of 48-caliper inches would be required to be replaced on site. The applicant is proposing 119, 2 caliper inch replacement trees, for a total of 238-caliper inches, in order to meet the tree retention/replacement requirement.</p> <p>A modification is being requested, as part of the PUD, in order to consider the site collectively for tree density requirements given the reduced size of the proposed lots. Staff is in support of the requested modification as it is in support of the overall Planned Urban Development approach.</p> <p>The project site is approximately 93,000 square feet. As a result, a total of 74 trees are required to be located on the site in order to meet the tree density requirements of the code (93,000 square feet / 5,000 square feet x 4 trees = 74.4 trees). The applicant's proposed landscape plan includes a total of 119 new trees along with the retention of 3 existing trees for a total of 123 proposed trees located on site following development.</p> <p>Protected trees may contribute to the site's required minimum tree density, but any trees that are in excess of an sites minimum tree density shall not contribute to the total number of trees that are required to be retained for the Land Development Permit. Therefore staff recommends a condition a condition of approval requiring the applicant to place all protected trees which do not contribute to the sites required minimum tree density be held in perpetuity within a tree protection tract(s). A revised PUD/Plat Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</p>											
Requested to be Modified Through the PUD	<p><b>Parking:</b> The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls be provided based on number of bedrooms proposed per unit.</p> <p><b><u>Requested to be modified through the PUD.</u></b></p> <p><b><u>Staff Comment:</u></b> The following ratios would be applicable to the site:</p>											
	<table><tr><th><u>Use</u></th><th><u># of residential units</u></th><th><u>Ratio</u></th><th><u>Required Spaces</u></th></tr><tr><td rowspan="2">Attached Residential Units</td><td>12-2 bedrooms</td><td>1.4 spaces / 2-bedroom</td><td>38</td></tr><tr><td>24-3 bedrooms</td><td>1.6 spaces / 3-bedroom</td><td>17</td></tr></table>	<u>Use</u>	<u># of residential units</u>	<u>Ratio</u>	<u>Required Spaces</u>	Attached Residential Units	12-2 bedrooms	1.4 spaces / 2-bedroom	38	24-3 bedrooms	1.6 spaces / 3-bedroom	17
	<u>Use</u>	<u># of residential units</u>	<u>Ratio</u>	<u>Required Spaces</u>								
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24-3 bedrooms		1.6 spaces / 3-bedroom	17									
<p>Based on the proposed uses, a minimum and maximum of 55 parking spaces would be allowed in order to meet code. The applicant proposed a total of 79 spaces within structured and surface parking areas. The proposal exceeds the maximum parking stall allowance of 24 stalls. The applicant has proposed to modify the maximum parking allowance through the PUD. While the proposal exceeds the maximum number of parking stalls allowed by code, the requested modification conforms to the intent and purpose of the parking regulations by providing sufficient on-site parking for the amount necessary to support the new development. The additional parking stalls would have no negative impact relative to the environment. Therefore, staff is in support of the requested modification if all conditions of approval are met.</p>												
<p>The parking conforms to the minimum requirements for drive aisle, parking stall dimensions, and the provision of ADA accessible parking stalls.</p> <p>Per RMC 4-4-080F.11 the number of bicycle parking spaces shall be one-half (0.5)</p>												

	<p>bicycle parking space per dwelling unit. The applicant is proposing bicycle parking spaces within proposed garages. The applicant will be required to demonstrate bicycle spaces meet the requirements of RMC 4-4-080F.11.c as part of building permit applications.</p>
<p><b>Requested to be Modified Through the PUD</b></p>	<p><b>Refuse and Recyclables:</b> Per RMC 4-4-090 for multi-family developments a minimum of 1 ½ square feet per dwelling unit is required for recyclable deposit areas and a minimum of 3 square feet per dwelling unit is required for refuse deposit areas.</p> <p><b><u>Requested to be modified through the PUD.</u></b></p> <p><b><u>Staff Comment:</u></b> Based on the proposal for a total 36 residential units, 162 square feet of refuse and recycle area is required to be provided.</p> <p>As part of the PUD the applicant is requesting to modify the residential refuse and recycle standards in order to provide residential refuse and recycle utility areas within the each individual residential unit.</p> <p>Staff recommends as a condition of approval the applicant be required to demonstrate where and how refuse and recyclables would be picked up on pick-up day to the satisfaction of the Current Planning Project Manager prior to engineering permit approval. Specifically, the applicant will be required to provide a designated refuse and recycle pickup pad, as to not block the drive aisle, for proposed Lots 14-23.</p> <p>Staff is in support of the requested modifications as part of the PUD if all conditions of approval are met.</p>
<p><b>Compliant if Condition of Approval is Met</b></p>	<p><b>Fences and Retaining Walls:</b> In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><b><u>Staff Comment:</u></b> The existing site is generally level with a slight gradient down to the west with an average slope of 10%. The applicant is proposing several retaining walls ranging in height from 3 to 6 feet in order to support grade changes. RMC 4-4-080 limits the maximum height of retaining walls to 6-feet. The proposal complies with the retaining wall requirements of the code. The applicant should note that if retaining wall heights change landscaped terracing between retaining walls, can be used when the maximum height of a single retaining wall exceeds 6-feet.</p> <p>Many of the proposed retaining walls are located on the property line. Therefore staff recommends, as condition of approval, the applicant be required to demonstrate that all retaining walls can be constructed on site. Alternatively, a construction easement shall be furnished to the City allowing the ability utilize adjacent property to construct proposed retaining walls. Compliance with this condition shall be completed prior to engineering permit approval.</p> <p>The applicant will also be required to provide a minimum two-feet of separation between the face of any wall and the nearest paved travel surface edge.</p> <p>Fencing is proposed throughout the site, see discussion under FOF 28: PUD Decision Criteria, Landscaping/Screening.</p>

- 27. PUD Applicability Standards:** Pursuant to RMC 4-9-150B, any applicant seeking to permit development which is not limited by the strict application of the City's zoning, parking, street, and subdivision regulations in a comprehensive manner shall be subject to applicability standards. The following table contains project elements intended to comply with applicability standards, as outlined in RMC 4-9-150B:

Compliance	PUD Applicability Criteria and Analysis
<b>Compliant if Conditions of Approval Are Met</b>	<p>In approving a planned urban development, the City may modify any of the standards of RMC 4-2, RMC 4-3-100, RMC 4-4, RMC 4-6-060, and RMC 4-7. All modifications shall be considered simultaneously as part of the planned urban development.</p> <p><u>Staff Comment:</u> All standards requested to be modified are contained within the Chapters listed above with the exception of the request for a modification to the density bonus criteria. The Density Bonus Criteria is found in RMC 4-9-065 and cannot be modified as part of the requested PPUD. Therefore, the applicant would be required to demonstrate compliance with the Density Bonus Criteria pursuant to RMC 4-9-065 (see discussion under FOF 26: Zoning Development Standard Compliance, Density).</p>
<b>Compliant if Conditions of Approval are Met</b>	<p>An applicant may request additional modifications from the requirements of the Renton Municipal Code. Approval for modifications other than those specifically described in subsection RMC 4-9-150B.2.a shall be approved prior to submittal of a preliminary planned urban development plan.</p> <p><u>Staff Comment:</u> All requested modifications are outlined above under FOF 18: Requested Modifications from RMC through the PUD. Staff is in support of all requested modifications if all conditions of approval are complied with, with the exception of the landscape buffer modification from the east property line (see discussion under FOF 28: PUD Decision Criteria, Landscaping/Screening and the density bonus modification (see discussion under FOF 26: Zoning Development Standard Compliance, Density).</p>
✓	<p>A planned urban development may not authorize uses that are inconsistent with those uses allowed by the underlying zone, or overlay district, or other location restriction in RMC Title 4, including, but not limited to: RMC 4-2-010 to 4-2-080, 4-3-010 to 4-3-040, 4-3-090, 4-3-095, and 4-4-010.</p> <p><u>Staff Comment:</u> Townhouses are a permitted use in the RMF zone.</p>
<b>Compliant if Conditions of Approval are Met</b>	<p>The number of dwelling units shall not exceed the density allowances of the applicable base or overlay zone or bonus criteria in chapter 4-2 or 4-9 RMC; however, averaging density across a site with multiple zoning classifications may be allowed if approved by the Community and Economic Development Administrator.</p> <p><u>Staff Comment:</u> See discussion in FOF 26: Zoning Development Standard Compliance, Density.</p>

- 28. PUD Decision Criteria Analysis:** Pursuant to RMC 4-9-150D, each planned urban development shall demonstrate compliance with the Planned Urban Development decision criteria. The following table contains project elements intended to comply with the Planned Urban Development decision criteria, as outlined in RMC 4-9-150D:

Compliance	PUD Decision Criteria and Analysis
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✓	<p><b>Demonstration of Compliance and Superiority Required:</b> Applicants must demonstrate that a proposed development is in compliance with the purposes of this Section and with the Comprehensive Plan, that the proposed development will be superior to that which would result without a planned urban development, and that the development will not be unduly detrimental to surrounding properties.</p> <p><i>Staff Comment: If the conditions of approval are met, the applicant will have demonstrated compliance with the PUD regulations and the Comprehensive Plan. The applicant will have demonstrated that the development is superior to that which would result without a PUD and will not be detrimental to surrounding properties. The development of this site as a PUD results in a superior design than what would result by the strict application of the Development Standards for the following reasons: natural features, overall design, public facilities, and building and site design. The proposed design provides for the retention of the natural grade on site, significant trees and a noteworthy amount of landscaping and re-vegetation. Additionally, the plan provides for both active and passive recreation spaces significantly beyond the standard code requirements. This proposed design can provide for the aforementioned amenities because of the modifications requested in FOF 18: Requested Modifications from RMC above.</i></p> <p><i>It should be noted that the applicant has also requested bonus density, which requires an affordable housing component and potentially additional site features that are above and beyond RMF minimum standards (see discussion under FOF 26: Zoning Development Standard Compliance, Density). It is unclear if the applicant can meet all vegetated buffer standards as well as the bonus density standards. The project's ability to demonstrate superior design should be evaluated in conjunction with the bonus density as the additional units should not take away from the quality of the overall project's design. Particularly, adequate separation from surrounding lower density properties shall be provided as conditioned in FOF 28: PUD Decision Criteria, Landscaping/Screening.</i></p> <p><i>The site is designated Residential High Density (HD) on the Comprehensive Plan Land Use Map. See analysis under FOF 25: Comprehensive Plan Compliance.</i></p>
	<p><b>Public Benefit Required:</b> Applicants shall demonstrate that a proposed development will provide specifically identified benefits that clearly outweigh any adverse impacts or undesirable effects of the proposed planned urban development, particularly those adverse and undesirable impacts to surrounding properties, and that the proposed development will provide one or more of the following benefits than would result from the development of the subject site without the proposed planned urban development:</p>
N/A	<p><b>a. Critical Areas:</b> Protects critical areas that would not be protected otherwise to the same degree as without a planned urban development.</p>
Compliant if Condition of Approval is Met	<p><b>b. Natural Features:</b> Preserves, enhances, or rehabilitates natural features of the subject property, such as significant woodlands, native vegetation, topography, or noncritical area wildlife habitats, not otherwise required by other City regulations.</p> <p><i>Staff Comment: The site slopes up gradually from Grant Ave S eastward, with a topographical change of approximately 60 feet. The applicant is proposing the stepping of buildings, up the slope, at approximately 18-inches between units. The stepping between the units would create rooftop modulation and architectural interest in building elevations. Without the use of the proposed PUD the applicant has</i></p>

	<p><i>indicated that traditional development approaches would have been used, and the site would have been graded flat creating an unnatural site design. The stepping of the buildings preserves the natural topography of the site and enhances the overall design.</i></p> <p><i>Noted in the projects submittal documents, and comments from parties of interest, several birds and mammals utilize the site (deer, raccoon, eastern gray squirrel, common crow, songbirds, and small rodents). However, there is no "critical habitat" as defined by Renton Municipal Code located on or near the subject site. The preserved vegetation and proposed open space tracts would serve to accommodate habitat for common local wildlife.</i></p> <p><i>The removal of trees would impact existing habitat for common local wildlife. However, the applicant proposes use of small tree preservation tracts on site, in addition to an extensive tree planting plan (Exhibit 3) which would provide a small sanctuary for the animals that reside in the area. Therefore, it is not anticipated that the subject development would result in a significant adverse impact to wildlife.</i></p> <p><i>The trees proposed for retention may be impacted after initial clearing, final grading, dues to changing site conditions. Therefore staff recommends, as a condition of approval, the applicant be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.</i></p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>c. Public Facilities:</b> Provides public facilities that could not be required by the City for development of the subject property without a planned urban development.</p> <p><u>Staff Comment:</u> Grant Ave S dead-ends to the north of the proposed site, there is a gated emergency-only access/egress that continues north from the street end. During the Regency Woods fire in 2014, a brush fire traveled along the right of way corridor effectively cutting off evacuation routes southbound on Grant Ave S. While the gate at the north end of Grant Ave S should have provided a secondary access point, neither Fire or Police had the resources (staff) to open this gate given the evacuation needed for neighbors closest to the fire. Residents on Grant Ave S and in Falcon Ridge had no way of evacuating except through the path of the fire.</p> <p><i>The applicant is proposing to supply and install two electronically operated access gates for entry and exit just south of S 10<sup>th</sup> St. The gates are proposed to be radio controlled and a minimum width of 20-feet.</i></p> <p><i>Staff recommends, as a condition of approval, the applicant be required to provide specifications for the proposed the two electronically operated access gates for entry and exit just south of S 10<sup>th</sup> St, to the satisfaction of the City's Fire Department prior to engineering permit approval.</i></p>
<b>N/A</b>	<p><b>d. Use of Sustainable Development Techniques:</b> Design which results in a sustainable development; such as LEED certification, energy efficiency, use of alternative energy resources, low impact development techniques, etc.</p>
<b>Compliant if Conditions of Approval are Met</b>	<p><b>e. Overall Design:</b> Provides a planned urban development design that is superior to the design that would result from development of the subject property without a planned urban development. A superior design may include the following:</p> <p>i. <u>Open Space/Recreation:</u></p>

(a) Provides increased open space or recreational facilities beyond standard code requirements and considered equivalent to features that would offset park mitigation fees in Resolution 3082; and

(b) Provides a quality environment through either passive or active recreation facilities and attractive common areas, including accessibility to buildings from parking areas and public walkways; or

*Staff Comment: The applicant has provided a variety of recreation opportunities and open spaces throughout the development. The largest recreation space is located along Grant Ave S and would provide a visual buffer between the street and the development which is setback approximately 80 feet from the street. Without the use of the proposed PUD the applicant has indicated that the proposal would have been designed with a center drive aisle eliminating the opportunity for a concentrated recreation space at the front of the site.*

*All common open spaces are accessed via a pedestrian sidewalk and/or trail directly from the units and from the street. In addition to the provided recreation space, the applicant has indicated that there is an opportunity to include interpretive signage/information regarding differentiating elements (trees, landscaping, drainage, architecture, etc.) of the proposed development at a strategic place(s) on site. The use of interpretive signage would result in an increase in public benefit for the overall project. Therefore, staff recommends as a condition of approval the applicant provide interpretive signage/information regarding differentiating elements (trees, landscaping, drainage, architecture, etc.) of the proposed development at a strategic place(s) on site. The sign design and site plan and location shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit/Final Plat approval whichever comes first.*

ii. Circulation/Screening: Provides superior circulation patterns or location or screening of parking facilities; or

*Staff Comment: The proposal includes a looped public alley to provide access to the site resulting in a superior circulation pattern to that of a cul-de-sac which was originally proposed. The project would provide sufficient vehicle access for the proposed development and the proposed public streets could accommodate emergency vehicles and the traffic demand created by the development if all conditions of approval are complied with.*

*The south perimeter drive aisle has been designed with an 8-foot landscape planting buffer. Proposed along the north perimeter of the drive aisle is a 4-foot wide landscape buffer. And staff is recommending, as a condition of approval, the applicant revise the landscape plan to include a 10-foot wide sight obscuring visual buffer along the eastern property line (FOF 28: PUD Decision Criteria, Landscaping/Screening). If all conditions of approval are complied with the applicant will have exceeded code requirements for screening of the proposed development.*

*In addition to looped public alley the applicant is proposing to provide street improvements along Grant Ave S in compliance with RMC 4-6-060, Street Standards.*

*Internal to the site pedestrian sidewalks continue throughout the development along the internal courtyard and through the open space areas. The site design promotes social interaction between the proposed units and would also promote a level of safety achievable through the use of a PUD. If all conditions of approval are complied with, the pedestrian circulation system throughout the development would be well designed*



and would encourage walkability throughout the neighborhood, potentially reducing the vehicular traffic and impacts on the neighboring community.

iii. Landscaping/Screening: Provides superior landscaping, buffering, or screening in or around the proposed planned urban development; or

Staff Comment: Conceptually, the proposed landscape plan for the entire site is superior to what would be required by Renton's Municipal Code with the exception of request in a reduction in a visual barrier requirement along the eastern property line (Exhibit 3). Thematically the proposed landscaping weaves in a consistent theme throughout the development and ties all proposed open space areas together. The proposed landscape plan includes diverse candidate planting list which consists of: vine maple, black tupelo, Jelena witch hazel, Douglas fir, western red cedar, Hogan cedar, mountain hemlock, and Autumn brilliance serviceberry trees. The proposed shrub planting list includes: Oregon grape, Pacific wax myrtle, rhododendron, red twig dogwood, red flowering current, common snowberry, huckleberry, azalea, Japanese honeysuckle, and fragrant sweet box.

Pursuant to RMC 4-4-070 when a multi-family zoned lot or use is abutting a residential zone a 15-foot wide partially sight-obscuring landscaped visual barrier, or 10-foot wide fully sight-obscuring landscaped visual barrier, is required along the common property line. As part of the PUD request the applicant has requested to modify this standard in order to provide an approximate 5-foot wide site partially obscure landscape buffer along the eastern portion of the site abutting the R-8 zoned Rolling Hills single family development (see FOF 18: Requested Modifications from RMC).

The Rolling Hills subdivision has a considerably lower density than the proposed project. The most easterly Grant Ave Townhomes buildings, would be highly visible to the west and northwest from the rear of abutting Rolling Hills properties. The Grant Avenue development slopes down in a westerly direction, which would reduce the visibility of the other units. As a result, a meaningful landscape buffer should be provided to include trees and other vegetation that would, at maturity, screen the townhomes from abutting properties.

Therefore, staff is not support of the request to reduce the visual buffer from 10 to 5 feet. Staff recommends a condition of approval requiring the applicant revise the landscape plan to reflect: a visual landscaping barrier, along the eastern property line, at minimum of 10-feet in width and with a mixture of plantings that have a maturity height of at least 6-feet and 100% obscurity for the entire length. The revised landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering construction permit approval.

There is not requirement for a landscape buffer along the southern property line as the property to the south is also zoned for, and developed with, a multi-family residential use. However, the applicant is proposing an 8-foot landscape strip along the southern property line in order to provide privacy and separation from the abutting multi-family use to the south.

Underground sprinkler systems are required to be installed and maintained for all landscaped areas. The sprinkler system shall provide full water coverage of the planted areas specified on the plan.

The applicant has proposed low height fencing for each individual unit in order to delineate the front yard. However, details for such fencing was not provided with the application. In addition, fencing along the east and south sides of the development

would assist in providing screening for the single-family development to the east and the existing multi-family development to the south.

Therefore, staff recommends a condition of approval that the applicant provide fencing along the east and south property lines, in addition to the low fencing in the front yard for each individual unit. A detailed fencing plan shall be provided identifying the location and specifications for all fencing. Fences along the courtyard in the center of the site shall not exceed forty two inches 42-inches in height and shall have an access gate to the courtyard for all units. Perimeter fencing shall not exceed 6-feet in height. All fencing shall be made of quality materials in keeping with the architectural aesthetic of the proposed structures. The fencing plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.

iv. Site and Building Design: Provides superior architectural design, placement, relationship or orientation of structures, or use of solar energy; or

Staff Comment: The proposed site design incorporates eight townhome buildings of which six buildings are clustered toward the interior of the site utilizing a pedestrian garden plaza which would serve to promote community and social interaction as well as safety. The townhome units would have individual front yards with low fences and associated ornamental landscaping opening onto the pedestrian garden plaza and walkways. The walkways begin and terminate with courtyards which incorporate seating. Additionally, a tree preservation tract has been proposed at the east and southeast portions of the site which would provide spaces to accommodate wildlife such as song birds, squirrels and small animals. The applicant has indicated it would be difficult to achieve the proposed design without the approval of a PUD. Without a PUD the proposal would have incorporated a central drive aisle, cul-de-sac and residences bordering the development and crowding the perimeter of the site.

The architectural design of the proposed buildings are similar for all residential structures. The contemporary design includes 6-foot wide entries with angle bracing to provide visual interest. All porches are raised from the court/garden to create a territorial feel for each unit.

Furthermore, the proposed buildings contain horizontal and vertical modulation, reducing the bulk of the overall structures. The residential buildings are primarily three stories in height and include a variety of roof profiles which work to reduce the apparent bulk of the buildings.

The applicant is proposing to use of a variety of materials and architectural details such as entry features to break up the façade and reduce the overall bulk of the structure. However, the provided elevations do not indicate the type or color of materials proposed for use. As such staff was unable to determine whether or not the materials proposed add value to overall development. Staff will be recommending, as a condition of approval the applicant be required to provide revised elevations and a materials board which includes a variety in siding materials and color to the satisfaction of the Current Planning Project Manager (see discussion in FOF 32: Design District Review).

Opportunities exist to enhance the building design in order to provide a superior presence along the perimeter drive aisle. Particularly the ground floor garage doors could provide additional detailing such as windows and the sides of the buildings facing the Grant Ave S should include an enhanced "front door or front porch"

	<p>presence. As such, staff recommends a condition of approval that the applicant revised elevations for the garage doors in order provide additional architectural details. The revised elevations shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. Conditions related to enhanced entry ways which face Grant Ave S can be found under FOF 32: Design District Review.</p> <p>v. <u>Alleys</u>: Provides alleys for proposed detached or attached units with individual, private ground related entries.</p> <p><u>Staff Comment</u>: The applicant is proposing to provide access from the public alley to the rear of all lots. The use of the rear loaded garages would serve to reduce conflicts between pedestrians and vehicles.</p>
<p><b>Compliant if Condition of Approval is Met</b></p>	<p><b>Building and Site Design:</b></p> <p>i. <u>Perimeter</u>: Size, scale, mass, character and architectural design along the planned urban development perimeter provide a suitable transition to adjacent or abutting lower density/intensity zones. Materials shall reduce the potential for light and glare.</p> <p><u>Staff Comment</u>: The project is abutting the Heritage Village Condominium development, to the south, and the Rolling Hills single-family residential subdivision to the east. Development to the north and west has been limited due to extensive utility easements and overhead transmission lines.</p> <p>With the recommended conditions the proposed development would provide a suitable transition to the adjacent lower density and intensity zone to the south and is compatible with the adjacent/abutting developments of the RMF and R-8 zone.</p> <p>Although the density of Grant Avenue Homes and Heritage Village (the multi-family residential development to the south) are similar, without adequate setback there could be potential impacts for light blockage and aesthetics due to the height of the proposed structures. However, the proposed 30-35-foot setback from the southern property line provides for an adequate to mitigate potential impacts of light blockage and aesthetics. Additionally, the applicant is proposing an 8-foot landscape strip along the southern property line in order to provide privacy and separation from the abutting multi-family use to the south.</p> <p>The new development is anticipated to fit into the existing developed fabric of the neighborhood. The proposed landscaping throughout the site along the perimeter of the development provides a screen from the lower intensity residential development proposed on the subject site. Staff will be recommending, as a condition of approval, the applicant provide a materials board to the satisfaction of the Current Planning Project Manager (see discussion in FOF 32: Design District 'B' Review). The materials board would also be used to confirm that siding materials are non-reflective which would reduce glare. Each unit would have windows, which could slightly reflect light from the building but not to an extent beyond any typical multi-family development.</p> <p>The applicant has indicated that the proposal would not result in excessive glare onto adjacent properties, in the submitted design district compliance narrative. However, a lighting plan was not submitted with the application package, as such, staff recommends a condition of approval that requires the applicant to provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of engineering permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular</p>

	<p><i>movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site.</i></p> <p>ii. <u>Interior Design</u>: Promotes a coordinated site and building design. Buildings in groups should be related by coordinated materials and roof styles, but contrast should be provided throughout a site by the use of varied materials, architectural detailing, building orientation or housing type; e.g., single family, townhouses, flats, etc.</p> <p><u>Staff Comment</u>: <i>The proposed buildings appear to have been designed to be built in a coordinated fashion, utilizing a consistent set of materials. The same tectonic language and roof profiles across all buildings helps to establish a cohesive development design. Differentiation throughout the design is provided with the use of different materials and colors. The applicant is proposing the use of fiber cement board, natural stone, and clear cedar siding in order to enhance the quality and sense of warmth for the proposed development. On the west sides of Buildings 1 and 8 the applicant is proposing the use of additional glazing and larger entryways to enhance the design aesthetic along Grant Ave S.</i></p> <p><i>Furthermore, the site is designed to promote open space providing visual and physical access from each unit to a shared common area. As mentioned above staff will be recommending, as a condition of approval, the applicant provide a materials board to the satisfaction of the Current Planning Project Manager (see discussion in FOF 32: Design District Review). The materials board would also be used to confirm the use of varied materials and architectural detailing for the proposal. Additionally, staff will be recommending a condition of approval requiring added architectural detailing elements including lighting fixtures, contrasting materials, or special detailing along the facades oriented to Grant Ave S and the perimeter alley (see discussion in FOF 32: Design District Review).</i></p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>Circulation:</b></p> <p>i. Provides sufficient streets and pedestrian facilities. The planned urban development shall have sufficient pedestrian and vehicle access commensurate with the location, size and density of the proposed development. All public and private streets shall accommodate emergency vehicle access and the traffic demand created by the development as documented in a traffic and circulation report approved by the City. Vehicle access shall not be unduly detrimental to adjacent areas.</p> <p>ii. Promotes safety through sufficient sight distance, separation of vehicles from pedestrians, limited driveways on busy streets, avoidance of difficult turning patterns, and minimization of steep gradients.</p> <p>iii. Provision of a system of walkways which tie residential areas to recreational areas, transit, public walkways, schools, and commercial activities.</p> <p>iv. Provides safe, efficient access for emergency vehicles.</p> <p><u>Staff Comment</u>: <i>The development fronts onto Grant Ave S, a residential street with two lanes and a posted speed of 25 mph.</i></p> <p><i>The applicant submitted a Traffic Impact Analysis prepared by Jake Traffic Engineering, dated January 21, 2014 (Exhibit 16). The report states that the proposed development would generate 199 new daily trips and 18 net new trips during PM peak hour. Given the proposal would generate less 20 peak hour trips, no traffic impact study was</i></p>

	<p>required for the proposal.</p> <p><i>In order to mitigate transportation impacts the applicant would be required to pay the appropriate Transportation Impact Fee. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City. A building permit application was submitted in December of 2015. The 2015 fee was assessed at \$1,180.84 per multi-family unit with credit given for the existing residence.</i></p> <p><u>Access</u> - Access to the site would be provided via two curb cuts extended from Grant Ave S. The vehicular circulation design would utilize a looped public alley that enters at the northwest corner of the site and exits at the southwest corner.</p> <p><u>Street Improvements</u> - In most cases internal road networks are regulated by RMC 4-6-060 – Street Standards as long as Fire Department access requirements are satisfied. However, due to the request to subdivide the property for zero lot line townhomes all internal roads are required to meet street standards outlined in RMC 4-6-060. The applicant is requesting modifications to the street standards for the internal road network as part of the Preliminary Planned Urban Development.</p> <p><u>Grant Ave S</u> - There is currently no planter strip existing along the street frontage. The required street section for this portion of Grant Ave S includes half-street improvements including travel lane width of 10-feet, the existing parking lane width, storm drainage as applicable, 0.5-foot wide curb, 8-foot wide landscape planter, and a five-foot wide sidewalk. The right-of-way width will be required to be extended approximately 1.5 feet in order to accommodate required improvements. Staff is recommending a condition of approval the applicant be required to dedicate approximately 1.5 feet, subject to survey verification, for required street improvements. The revised site plan shall be submitted to, and approved by, the Current Planning Project Manager, prior to construction permit.</p> <p><u>Internal Road</u>- The applicant is proposing 20.5-foot wide public alley to serve proposed lots as part of the PUD in place of the required 53-foot wide residential access street. By pushing the vehicular drive to the perimeter of the site, the applicant is able to achieve a transitional buffer between the proposed development. The proposed landscape buffer along the southern property line would also serve to provide a suitable transition while allowing ample daylighting to both the proposed and existing developments. The proposed circulation pattern would not be achieved without the use of the proposed PUD. Therefore, staff is in support of the requested modification from the City's street standards if all conditions of approval are met.</p> <p><u>Concurrency</u> – The proposed project would generate 19 new pm peak hour trips, which is less than the City's threshold of 20 trips for the concurrency test. As a result, a concurrency test/ memo is not applicable for the project.</p>
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- 29. Infrastructure and Services:** Provides utility services, emergency services, and other improvements, existing and proposed, which are sufficient to serve the development. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Infrastructure and Services Analysis
<b>Compliant if Condition of Approval is Met</b>	<p><b>Police and Fire:</b> Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees.</p> <p>The preliminary fire flow requirements for this project, as proposed, is 3,250 gpm. A</p>

	<p><i>minimum of one fire hydrant is required within 150 feet of the proposed buildings and three hydrants within 300 feet. Existing fire hydrants would be required to meet current code including 5-inch storz fittings.</i></p> <p><i>A Fire Impact Fee, based on new multi-family units is required in order to mitigate the proposal's potential impacts to City emergency services. The applicant would be required to pay an appropriate Fire Impact Fee. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. The 2015 fee was assessed at \$463.66 per multi-family.</i></p>
✓	<p><b>Parks and Recreation:</b> <i>The proposed development is anticipated to impact the Parks and Recreation system. The applicant would be required to pay an appropriate Parks Impact Fee. The fee would be used to mitigate the proposal's potential impact to City's Park and Recreation system and is payable to the City as specified by the Renton Municipal Code. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. The 2015 fee was assessed at \$1,094.35 per multi-family unit in a four-plex and \$979.90 per multi-family unit in a five-plex with credit given for the existing residence.</i></p>
<b>Compliant if Condition of Approval is Met</b>	<p><b>Schools:</b> <i>It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Talbot Hill Elementary (1.6 mile from the subject site), Dimmitt Middle School (4 miles from the subject site) and Renton High School (2.3 miles from the subject site). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school and/or bus stops.</i></p> <p><i>Future students are designated to be transported to school via bus for Elementary, Middle, and High School. It is unclear where bus stops will be located for the proposed development. Therefore, staff recommends as a condition of approval the applicant be required to demonstrate safe walking conditions for students to/from the subject plat to bus stop locations prior to construction permit. This may include a dedicated shoulder, curb, or some other alternative as determined by the Current Planning Division.</i></p> <p><i>A School Impact Fee, based on new multi-family units, will be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. The 2015 fee was assessed at \$1,339.00 per multi-family unit with credit given for the existing residence.</i></p>
✓	<p><b>Storm Water:</b> <i>An adequate drainage system shall be provided for the proper drainage of all surface water.</i></p> <p><u><i>Staff Comment:</i></u> <i>The site is located within the Thunder Hills Creek drainage sub-basin of the Black River drainage basin. Under the existing condition, drainage sheet flows westerly to Grant Ave S near the northwest corner of the site.</i></p> <p><i>The applicant submitted a Preliminary Drainage Report prepared by Pacific Engineering Design LLC, dated November 16, 2015 (Exhibit 8). Based on the City's flow control map, this site falls within the Flow Control Duration Standard (Forested Conditions). A combined detention and water quality vault is proposed to meet the detention facility and water quality treatment for the project. The vault design shall be designed per the 2009 King County Surface Water Design Manual.</i></p>

	<p><i>It appears the drainage vault would be located within the PSE easement located on site. A mitigation measure was issued requiring the applicant provide documentation that ensures that a stormwater detention structure is a permitted use of the overhead transmission line easement (recording number 5162689) area (see FOF 7: ERC Addendum).</i></p> <p><i>The drainage report is acceptable for preliminary review. The report will be reviewed in full detail at the time the project is submitted for engineering construction permit. The applicant will be required to provide additional flow control BMP's prior to construction permit approval.</i></p> <p><i>The applicant should take note that the geotechnical report (Exhibit 11) mentions that much of the site is not suitable for infiltration. It is also anticipated that perched ground water could be encountered in excavations during construction. The contractor would be required to be prepared to intercept any ground water seepage entering the excavation and route to suitable discharge location.</i></p> <p><i>A SEPA mitigation measure was issued restricting site work to the dry season per the provided geotechnical report (Exhibit 11 and 13).</i></p>
	<p><b>Water and Sanitary Sewer:</b> <i>This site is served by the City of Renton for water and sewer service.</i></p> <p><u><i>Staff Comment:</i></u> <i>A conceptual water utility plan was submitted with the project application. The Fire Department has determined that the preliminary fire flow requirement for the project is 3,250 gpm. The modeled fire flow available from the existing water main in Grant Ave S is 3,500 gpm.</i></p> <p><i>A looped 10-inch water main is proposed on site. Installation of fire hydrants will be required according to the Fire Department.</i></p> <p><i>The development is subject to applicable water system development charges (SDC) fee and water meter installation fees based on the number and size of the meters for domestic, landscape and fire sprinkler uses. The SDC fee is paid prior to issuance of the construction permit.</i></p> <p><i>A conceptual sewer plan has been submitted. The conceptual utility plan depicts the extension of the 8-inch sewer main located south of the property, and extended through the subject site. For the proposed development with individual lots, individual side sewers to each lot is required. System development charge (SDC) fee for sewer is based on the size of the new domestic water meter.</i></p>
<b>Compliant if condition of approval is met</b>	<p><b>Clusters or Building Groups and Open Space:</b> <i>An appearance of openness created by clustering, separation of building groups, and through the use of well-designed open space and landscaping, or a reduction in amount of impervious surfaces not otherwise required.</i></p> <p><u><i>Staff Comment:</i></u> <i>The proposed development is designed specifically to increase the access and opportunity for open space. The multiple open spaces throughout the site are well designed and provide a variety of recreational opportunities both passive and active. Townhome buildings are clustered to the interior of the site allowing for large opens spaces. Building entries face a centralized 'garden plaza'/pedestrian corridor that runs through the center of the site.</i></p> <p><i>The overall project has less impervious surface than otherwise would be expected. Based on the provided TIR the site would contain approximately 65% impervious</i></p>

	surfaces for the overall site. This would include building areas, associated walkways, driveways, parking and drive aisles and would total approximately
✓	<p><b>Privacy and Building Separation:</b> Provides internal privacy between dwelling units, and external privacy for adjacent and abutting dwelling units. Each residential or mixed use development shall provide visual and acoustical privacy for dwelling units and surrounding properties. Fences, insulation, walls, barriers, and landscaping are used, as appropriate, for the protection and aesthetic enhancement of the property, the privacy of site occupants and surrounding properties, and for screening of storage, mechanical or other appropriate areas, and for the reduction of noise. Windows are placed at such a height or location or screened to provide sufficient privacy. Sufficient light and air are provided to each dwelling unit.</p> <p><u>Staff Comment:</u> Perimeter planting and the access to the road provide a buffer and privacy screen between the proposed project and existing development surrounding the site. Main living spaces in the proposed townhomes would be located above finished grade and windows above eye level along the pedestrian corridor.</p> <p>Additionally, the proposed development would be designed to building code standards for multi-family construction. Each residential unit would have a separate exterior entrance with insulated walls separating the units. All residential units and would have access to light and air, as each structure contains windows. The placement of the buildings, oriented to open space, provides separation and privacy for the residents while maintaining a communal atmosphere.</p>
✓	<p><b>Building Orientation:</b> Provides buildings oriented to enhance views from within the site by taking advantage of topography, building location and style.</p> <p><u>Staff Comment:</u> The proposed buildings would site the smallest building profile to the east and west in order to help reduce solar gains. The site layout affords uninterrupted views from the highest point of the site down across the development and to the landscape beyond. All lots would have views of common open space areas as wells as private yards. The overall orientation of the project enhances local views by taking advantage of the site's natural features.</p>
✓	<p><b>Parking Area Design:</b> Provides parking areas that are complemented by landscaping and not designed in long rows. The size of parking areas is minimized in comparison to typical designs, and each area related to the group of buildings served. The design provides for efficient use of parking, and shared parking facilities where appropriate.</p> <p><u>Staff Comment:</u> Parking across the site would be handled in way as to not have large surface parking areas. Instead the applicant is proposing the use of seven parallel private parking stalls along the perimeter of the proposed alley and unit would accommodate two car garages.</p>
N/A	<p><b>Phasing:</b> Each phase of the proposed development contains the required parking spaces, open space, recreation spaces, landscaping and utilities necessary for creating and sustaining a desirable and stable environment, so that each phase, together with previous phases, can stand alone.</p>

**30. PUD Development Standards:** Pursuant to RMC 4-9-150D.4, each planned urban development shall demonstrate compliance with the development standards for the Planned Urban Development regulations. The following table contains project elements intended to comply with the development standards of the Planned Urban Development regulations, as outlined in RMC 4-9-150E:



Compliance	PUD Development Standard Analysis
<b>1. COMMON OPEN SPACE STANDARD:</b> Open space shall be concentrated in large usable areas and may be designed to provide either active or passive recreation. Requirements for residential, mixed use, commercial, and industrial developments are described below.	
✓	<p><b>Standard:</b> Mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide a minimum area of common space or recreation area equal to fifty (50) square feet per unit. The common space area shall be aggregated to provide usable area(s) for residents. The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Hearing Examiner. The required common open space shall be satisfied with one or more of the elements listed below. The Hearing Examiner may require more than one of the following elements for developments having more than one hundred (100) units.</p> <p>(a) Courtyards, plazas, or multipurpose open spaces;</p> <p>(b) Upper level common decks, patios, terraces, or roof gardens. Such spaces above the street level must feature views or amenities that are unique to the site and provided as an asset to the development;</p> <p>(c) Pedestrian corridors dedicated to passive recreation and separate from the public street system;</p> <p>(d) Recreation facilities including, but not limited to: tennis/sports courts, swimming pools, exercise areas, game rooms, or other similar facilities; or</p> <p>(e) Children's play spaces.</p>
✓	<p><b>Standard:</b> Required landscaping, driveways, parking, or other vehicular use areas shall not be counted toward the common space requirement or be located in dedicated outdoor recreation or common use areas.</p>
✓	<p><b>Standard:</b> Required yard setback areas shall not count toward outdoor recreation and common space unless such areas are developed as private or semi-private (from abutting or adjacent properties) courtyards, plazas or passive use areas containing landscaping and fencing sufficient to create a fully usable area accessible to all residents of the development.</p>
✓	<p><b>Standard:</b> Private decks, balconies, and private ground floor open space shall not count toward the common space/recreation area requirement.</p>
✓	<p><b>Standard:</b> Other required landscaping, and sensitive area buffers without common access links, such as pedestrian trails, shall not be included toward the required recreation and common space requirement.</p>
N/A	<p><b>Standard:</b> All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space according to the following formula:</p> <p>1% of the lot area + 1% of the building area = Minimum amount of pedestrian-oriented space.</p>
✓	<p><b>Standard:</b> The location of public open space shall be considered in relation to building orientation, sun and light exposure, and local micro-climatic conditions.</p>
✓	<p><b>Standard:</b> Common space areas in mixed use residential and attached residential projects should be centrally located so they are near a majority of dwelling units,</p>

	accessible and usable to residents, and visible from surrounding units.
✓	<b>Standard:</b> Common space areas should be located to take advantage of surrounding features such as building entrances, significant landscaping, unique topography or architecture, and solar exposure.
N/A	<b>Standard:</b> In mixed use residential and attached residential projects children's play space should be centrally located, visible from the dwellings, and away from hazardous areas like garbage dumpsters, drainage facilities, streets, and parking areas.
<b>b. Private Open Space:</b> Each residential unit in a planned urban development shall have usable private open space (in addition to parking, storage space, lobbies, and corridors) for the exclusive use of the occupants of that unit. Each ground floor unit, whether attached or detached, shall have private open space which is contiguous to the unit.	
<b>Compliant if Conditions of Approval are Met</b>	<p><b>Standard:</b> Each ground floor unit, whether attached or detached, shall have private open space which is contiguous to the unit.</p> <p><u>Staff Comment:</u> Each residential unit appears to have private open space. However, the private open space does not appear to meet the minimum requirement of 15-feet in every dimension. As such, staff recommends a condition of approval that the applicant provide revised site plan demonstrating compliance with the private open space standard of at least 15-feet in every dimension. The revised site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval whichever comes first. If this condition of approval is met the proposal would satisfy this standard.</p>
<b>Compliant if Conditions of Approval are Met</b>	<p><b>Standard:</b> The private open space shall be well demarcated and at least fifteen feet (15') in every dimension (decks on upper floors can substitute for the required private open space).</p> <p><u>Staff Comment:</u> See comment above.</p>
N/A	<b>Standard:</b> For dwelling units which are exclusively upper story units, there shall be deck areas totaling at least sixty (60) square feet in size with no dimension less than five feet (5').
<b>c. Installation and Maintenance of Common Open Space:</b>	
✓	<p><b>Standard:</b> All common facilities not dedicated to the City shall be permanently maintained by the planned urban development owner, if there is only one owner, or by the property owners' association, or the agent(s) thereof. In the event that such facilities are not maintained in a responsible manner, as determined by the City, the City shall have the right to provide for the maintenance thereof and bill the owner or property owners' association accordingly. Such bill, if unpaid, shall become a lien against each individual property.</p> <p><u>Staff Comment:</u> Prior to the issuance of any occupancy permit, the developer shall furnish a security device to the City in an amount equal to the provisions of RMC 4-9-060. Landscaping shall be planted within one year of the date of final approval of the planned urban development, and maintained for a period of 2 years thereafter prior to the release of the security device. A security device for providing maintenance of landscaping may be waived if a landscaping maintenance contract with a reputable landscaping firm licensed to do business in the City of Renton is executed and kept active for a 2 year period. A copy of such contract shall be kept on file with the Planning Division. If this condition of approval is met the proposal would satisfy this</p>

	standard.
<b>d. Installation and Maintenance of Common Facilities:</b>	
N/A	<p><b>Standard:</b> Prior to the issuance of any occupancy permits, all common facilities, including but not limited to utilities, storm drainage, streets, recreation facilities, etc., shall be completed by the developer or, if deferred by the Administrator, assured through a security device to the City equal to the provisions of RMC 4-9-060, except for such common facilities that are intended to serve only future phases of a planned urban development. Any common facilities that are intended to serve both the present and future phases of a planned urban development shall be installed or secured with a security instrument as specified above before occupancy of the earliest phase that will be served. At the time of such security and deferral, the City shall determine what portion of the costs of improvements is attributable to each phase of a planned urban development.</p>
✓	<p><b>Standard:</b> All common facilities not dedicated to the City shall be permanently maintained by the planned urban development owner, if there is only one owner, or by the property owners' association, or the agent(s) thereof. In the event that such facilities are not maintained in a responsible manner, as determined by the City, the City shall have the right to provide for the maintenance thereof and bill the owner or property owners' association accordingly. Such bill, if unpaid, shall become a lien against each individual property.</p> <p><b>Staff Comment:</b> Based on the proposed application the only area to be dedicated to the City is the required right-of-way. As such all other facilities shall be permanently maintained by a homeowners association. Staff recommends a condition of approval: the applicant be required to establish a home owners' association for the development, which would be responsible for any common improvements. All common facilities, not dedicated to the City, shall be permanently maintained by the PUD home owners' association. The CC&amp;Rs shall provide that if the homeowner's association fails to properly maintain the common facilities and integral elements of the City may do so at the expense of the association. The CC&amp;Rs shall also provide that the provisions pertaining to the obligation to maintain common areas shall not be amended without approval of the City of Renton.</p>

- 31. Preliminary Plat Review:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Preliminary Plat Criteria and Analysis
✓	<p><b>Conformance with the Comprehensive Plan:</b></p> <p><b>Staff Comment:</b> See discussion in FOF 25: Comprehensive Plan Compliance.</p>
Compliant if Conditions of Approval are Met	<p><b>Compliance with the Underlying Zoning Designation:</b></p> <p><b>Staff Comment:</b> See discussion in FOF 26: Zoning Development Standard Compliance.</p>
Compliant if Conditions of Approval are Met	<p><b>Design Standards:</b></p> <p><b>Staff Comment:</b> See discussion in FOF 32: Design District Review.</p>
Compliant if Conditions of	<p><b>Community Assets:</b> The proposal is consistent with the following community asset</p>

<b>Approval are Met</b>	requirements if all condition of approval are complied with: <i>Staff Comment: See discussion in FOF 28: PUD Decision Criteria.</i>
✓	<b>Access:</b> Each lot must have access to a public street or road. Access may be by private access easement street per the requirements of the street standards.
N/A	<b>Blocks:</b> Blocks shall be deep enough to allow two tiers of lots.
<b>Compliant if Conditions of Approval are Met</b>	<b>Lots:</b> Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines. Each lot must have access to a public street or road. The size, shape, and orientation of lots shall meet the minimum area and width requirements of the applicable zoning classification and shall be appropriate for the type of development and use contemplated.  <i>Staff Comment: For Lot size and width compliance, see discussion in FOF 26: Zoning Development Standard Compliance. For access compliance, see discussion under FOF 28: PUD Decision Criteria.</i>  <i>There are several recommendations for revisions recommended as a condition of approval (landscaping, tree density tracts, number of units, etc.) which would impact the provided plat plan. As a result staff recommends, as a condition of approval, the applicant submit a revised preliminary plat plan demonstrating compliance with all recommendations of approval. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.</i>
<b>Compliant if Conditions of Approval are Met</b>	<b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards. <i>Staff Comment: See discussion in FOF 28: PUD Decision Criteria, Circulation.</i>
<b>Compliant if Conditions of Approval are Met</b>	<b>Relationship to Existing Uses:</b> The proposed project is compatible with existing surrounding uses. <i>Staff Comment: See discussion in FOF 28: PUD Decision Criteria, Site and Building Design.</i>
✓	<b>Availability and Impact on Public Services:</b> <i>Staff Comment: See discussion in FOF 29: Infrastructure and Services.</i>

- 32. Design District Review:** The project site is located within Design District 'B'. The following table contains project elements intended to comply with the standards of the Design District 'B' Standards and guidelines, as outlined in RMC 4-3-100.E:

Compliance	Design District Guideline and Standard Analysis
	<p><b>1. SITE DESIGN AND BUILDING LOCATION:</b></p> <p><b>Intent:</b> To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.</p> <p><b>a. Building Location and Orientation:</b></p> <p><b>Intent:</b> To ensure visibility of businesses and to establish active, lively uses along sidewalks and pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas, and other land uses; and increase privacy for residential uses.</p> <p><b>Guidelines:</b> Developments shall enhance the mutual relationship of buildings with each other, as well</p>

as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.

✓	<b>Standard:</b> The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures.
✓	<b>Standard:</b> Buildings shall be oriented to the street with clear connections to the sidewalk.
✓	<b>Standard:</b> The front entry of a building shall be oriented to the street or a landscaped pedestrian-only courtyard.
✓	<b>Standard:</b> Buildings with residential uses located at the street level shall be: <ol style="list-style-type: none"> <li>Set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building; or</li> <li>Have the ground floor residential uses raised above street level for residents' privacy.</li> </ol>

**b. Building Entries:**

**Intent:** To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.

**Guidelines:** Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.

✓	<b>Standard:</b> A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.
<i>Compliant if Conditions of Approval are Met</i>	<b>Standard:</b> A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting. <b>Staff Comment:</b> See Ground Level Details below.
N/A	<b>Standard:</b> Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide. Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level.
N/A	<b>Standard:</b> Building entries from a parking lot shall be subordinate to those related to the street.
N/A	<b>Standard:</b> Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated.
✓	<b>Standard:</b> Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate

	landscaping.
N/A	<b>Standard:</b> Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.
<b>c. Transition to Surrounding Development:</b>  <b>Intent:</b> To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved.  <b>Guidelines:</b> Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.	
✓	<b>Standard:</b> At least one of the following design elements shall be used to promote a transition to surrounding uses:  1. Building proportions, including step-backs on upper levels in accordance with the surrounding planned and existing land use forms; or  2. Building articulation to divide a larger architectural element into smaller increments; or  3. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.  Additionally, the Administrator may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards.
<b>d. Service Element Location and Design:</b>  <b>Intent:</b> To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.  <b>Guidelines:</b> Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials.	
N/A	<b>Standard:</b> Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.
N/A	<b>Standard:</b> In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors.
N/A	<b>Standard:</b> Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).
N/A	<b>Standard:</b> If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.
<b>2. PARKING AND VEHICULAR ACCESS:</b>  <b>Intent:</b> To provide safe, convenient access to the Urban Center and the Center Village; incorporate	

various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.

**a. Surface Parking:**

**Intent:** To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.

**Guidelines:** Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.

✓	<b>Standard:</b> Parking shall be located so that no surface parking is located between:  (a) A building and the front property line; and/or  (b) A building and the side property line (when on a corner lot).
✓	<b>Standard:</b> Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.

**b. Structured Parking Garages:**

**Intent:** To promote more efficient use of land needed for vehicle parking; encourage the use of structured parking; physically and visually integrate parking garages with other uses; and reduce the overall impact of parking garages.

**Guidelines:** Parking garages shall not dominate the streetscape; they shall be designed to be complementary with adjacent and abutting buildings. They shall be sited to complement, not subordinate, pedestrian entries. Similar forms, materials, and/or details to the primary building(s) should be used to enhance garages.

N/A	<b>Standard:</b> Parking structures shall provide space for ground floor commercial uses along street frontages at a minimum of seventy five percent (75%) of the building frontage width.
N/A	<b>Standard:</b> The entire facade must feature a pedestrian-oriented facade. The Administrator of the Department of Community and Economic Development may approve parking structures that do not feature a pedestrian orientation in limited circumstances. If allowed, the structure shall be set back at least six feet (6') from the sidewalk and feature substantial landscaping. This landscaping shall include a combination of evergreen and deciduous trees, shrubs, and ground cover. This setback shall be increased to ten feet (10') when abutting a primary arterial and/or minor arterial.
N/A	<b>Standard:</b> Public facing facades shall be articulated by arches, lintels, masonry trim, or other architectural elements and/or materials.
N/A	<b>Standard:</b> The entry to the parking garage shall be located away from the primary street, to either the side or rear of the building.
N/A	<b>Standard:</b> Parking garages at grade shall include screening or be enclosed from view with treatment such as walls, decorative grilles, trellis with landscaping, or a combination of treatments.

N/A	<p><b>Standard:</b> The Administrator of the Department of Community and Economic Development or designee may allow a reduced setback where the applicant can successfully demonstrate that the landscaped area and/or other design treatment meets the intent of these standards and guidelines. Possible treatments to reduce the setback include landscaping components plus one or more of the following integrated with the architectural design of the building:</p> <ul style="list-style-type: none"> <li>(a) Ornamental grillwork (other than vertical bars);</li> <li>(b) Decorative artwork;</li> <li>(c) Display windows;</li> <li>(d) Brick, tile, or stone;</li> <li>(e) Pre-cast decorative panels;</li> <li>(f) Vine-covered trellis;</li> <li>(g) Raised landscaping beds with decorative materials; or</li> <li>(h) Other treatments that meet the intent of this standard...</li> </ul>
<p><b>c. Vehicular Access:</b></p> <p><b>Intent:</b> To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets.</p> <p><b>Guidelines:</b> Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.</p>	
✓	<p><b>Standard:</b> Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets.</p>
✓	<p><b>Standard:</b> The number of driveways and curb cuts shall be minimized, so that pedestrian circulation along the sidewalk is minimally impeded.</p>
<p><b>3. PEDESTRIAN ENVIRONMENT:</b></p> <p><b>Intent:</b> To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.</p>	
<p><b>a. Pedestrian Circulation:</b></p> <p><b>Intent:</b> To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.</p> <p><b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.</p>	
✓	<p><b>Standard:</b> A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided.</p>



	<p>(a) Pathways shall be located so that there are clear sight lines, to increase safety.</p> <p>(b) Pathways shall be an all-weather or permeable walking surface, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.</p>
Compliant if Conditions of Approval are Met	<p><b>Standard:</b> Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building facade and no greater than one hundred fifty feet (150') apart.</p> <p><u>Staff Comment:</u> The applicant has proposed a series of pedestrian connections throughout the site however it is unclear if there is a differentiation of materials across the drive aisles (Exhibit 2). Therefore staff recommends, as a condition of approval, the applicant revise the site plan to depict a differentiation in materials for all pedestrian connections within parking areas and/or drive aisles on site. The revised site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. If this condition of approval is met the proposal would satisfy this standard.</p>
✓	<p><b>Standard:</b> Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically:</p> <p>(a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed walking surface.</p> <p>(b) Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no smaller than five feet (5') and no greater than twelve feet (12').</p> <p>(c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.</p>
N/A	<b>Standard:</b> Mid-block connections between buildings shall be provided.
<p><b>b. Pedestrian Amenities:</b></p> <p><b>Intent:</b> To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of year-round activities, under typical seasonal weather conditions.</p> <p><b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Amenities that encourage pedestrian use and enhance the pedestrian experience shall be included.</p>	
Compliant if Condition of Approval is Met	<p><b>Standard:</b> Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at facades along streets, shall be provided.</p> <p><u>Staff Comment:</u> See Building Entries and Ground Level Details discussion below.</p>
✓	<b>Standard:</b> Amenities such as outdoor group seating, benches, transit shelters,

	<p>fountains, and public art shall be provided.</p> <p>(a) Site furniture shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.</p> <p>(b) Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.</p>
<b>4. RECREATION AREAS AND COMMON OPEN SPACE:</b> <p><b>Intent:</b> To ensure that areas for both passive and active recreation are available to residents, workers, and visitors and that these areas are of sufficient size for the intended activity and in convenient locations. To create usable and inviting open space that is accessible to the public; and to promote pedestrian activity on streets particularly at street corners.</p> <p><b>Guidelines:</b> Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity (illustration below). Recreation and common open space areas are integral aspects of quality development that encourage pedestrians and users. These areas shall be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians</p>	
<p><i>Requested to be Modified Through the PUD</i></p>	<p><b>Standard:</b> All attached housing developments shall provide at least one hundred fifty (150) square feet of private usable space per unit. At least one hundred (100) square feet of the private space shall abut each unit. Private space may include porches, balconies, yards, and decks.</p> <p><u>Staff Comment:</u> See discussion above under FOF 28: PUD Decision Review Criteria.</p>
<b>5. BUILDING ARCHITECTURAL DESIGN:</b> <p><b>Intent:</b> To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.</p>	
<b>a. Building Character and Massing:</b> <p><b>Intent:</b> To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.</p> <p><b>Guidelines:</b> Building facades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.</p>	
✓	<p><b>Standard:</b> All building facades shall include modulation or articulation at intervals of no more than twenty feet (20').</p>
✓	<p><b>Standard:</b> Modulations shall be a minimum of two feet (2') in depth and four feet (4') in width.</p>
N/A	<p><b>Standard:</b> Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.</p>
<b>b. Ground-Level Details:</b> <p><b>Intent:</b> To ensure that buildings are visually interesting and reinforce the intended human-scale</p>	

character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.

**Guidelines:** The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting (illustration below). Detail features should also be used, to include things such as decorative entry paving, street furniture (benches, etc.), and/or public art.

<p><b>Compliant if Condition of Approval is Met</b></p>	<p><b>Standard:</b> Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the facade's ground floor.</p> <p><i>Staff Comment:</i> The applicant has proposed some human scale elements including landscape features and trellis systems. However, lighting fixtures have not been included in the submittal documents. Additionally, the proposal does not comply with the ground-level detail standards for glazing along the Grant Ave S. The ground floor facades are need of additional human scale elements in order to reinforce a pedestrian oriented development used to justify the PUD request. Architectural detailing elements including lighting fixtures, contrasting materials, or special detailing would bring the proposal into compliance with the intent of this standard to create human-scale character of the pedestrian environment. Therefore, staff recommends as a condition of approval, the applicant submit revised elevations depicting added architectural detailing elements including lighting fixtures, contrasting materials, or special detailing along the ground floor of all residential units. The revised elevations shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. If this condition of approval is met the proposal would satisfy this standard.</p>
<p><b>Compliant if Condition of Approval is Met</b></p>	<p><b>Standard:</b> On any facade visible to the public, transparent windows and/or doors are required to comprise at least 50 percent of the portion of the ground floor facade that is between 4 feet and 8 feet above ground (as measured on the true elevation).</p> <p><i>Staff Comment:</i> See discussion above.</p>
<p>✓</p>	<p><b>Standard:</b> Upper portions of building facades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50 percent.</p>
<p>N/A</p>	<p><b>Standard:</b> Display windows shall be designed for frequent change of merchandise, rather than permanent displays.</p>
<p>N/A</p>	<p><b>Standard:</b> Where windows or storefronts occur, they must principally contain clear glazing.</p>
<p>✓</p>	<p><b>Standard:</b> Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.</p>
<p>✓</p>	<p><b>Standard:</b> Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:</p> <ul style="list-style-type: none"> <li>(a) It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet, and does not include a window, door, building modulation or other architectural detailing; or</li> <li>(b) Any portion of a ground floor wall has a surface area of 400 square feet or</li> </ul>

	greater and does not include a window, door, building modulation or other architectural detailing.
✓	<p><b>Standard:</b> If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall;</li> <li>(b) Trellis or other vine supports with evergreen climbing vines;</li> <li>(c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard;</li> <li>(d) Artwork, such as bas-relief sculpture, mural, or similar; or</li> <li>(e) Seating area with special paving and seasonal planting.</li> </ul>
<p><b>d. Building Materials:</b></p> <p><b>Intent:</b> To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.</p> <p><b>Guidelines:</b> Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of facades. This shall occur on all facades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.</p>	
Compliant if Condition of Approval is Met	<p><b>Standard:</b> All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.</p> <p><i>Staff Comment: The applicant has proposed a variety of materials. The provided elevations are very conceptual and do not include the details necessary to determine compliance with the standard. It appears that the use of changes in materials and color especially for the residential structures, would assist in the creation of visual appeal and call attention to the form and the function of the structure. The revised elevations shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. The applicant may also want to consider the use of the brick, integrally colored concrete masonry, or a similar high quality material, to ground the residential buildings for a height appropriate to the scale of the structure. If this condition of approval is met the proposal would satisfy this standard.</i></p>
✓	<p><b>Standard:</b> All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes.</p>
✓	<p><b>Standard:</b> Materials, individually or in combination, shall have texture, pattern, and be detailed on all visible facades.</p>
Compliant if Condition of Approval is Met	<p><b>Standard:</b> Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete.</p> <p><i>Staff Comment: In order to ensure that quality materials are used staff recommends the applicant submit a materials board subject to the approval of the Current Planning</i></p>

	<i>Project Manager prior to building permit approval. Acceptable materials include a combination of brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass, cast-in-place concrete, or other high quality material. If this condition of approval is met the proposal would satisfy this standard.</i>
<b>N/A</b>	<b>Standard:</b> If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture.
<b>N/A</b>	<b>Standard:</b> If concrete block walls are used, they shall be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials.

**I. CONCLUSIONS:**

1. The subject site is located in the Residential High Density (HD) Comprehensive Plan designation and complies with the goals and policies established with this designation if all conditions of approval are met, see FOF 25.
2. The subject site is located in the Residential Multi-Family (RMF) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 26.
3. The proposal complies with the Urban Design Regulations provided the applicant complies with City Code and conditions of approval, see FOF 32.
4. The proposal complies with the Planned Urban Development provided the applicant complies with City Code and conditions of approval, see FOF 27, 28, 30.
5. The proposal complies with the Preliminary Plat regulations as established by City Code provided all advisory notes and conditions are complied with, see FOF 31.
6. The proposal would comply with the Density Bonus regulations as established by City Code provided all advisory notes and conditions are complied with, see FOF 26. Otherwise the proposal would be required to be revised to eliminate the four proposed bonus units.
7. There are adequate public services and facilities to accommodate the proposed development, see FOF 29.
8. Children will be bussed to all schools that serve the project site. The applicant would be required to demonstrate safe walking conditions for students to/from the subject plat to bus stop locations prior to construction permit, see FOF 29.
9. Key features integral to the project include: retention of the natural grade on site; significant trees; significant landscaping and re-vegetation; active and passive recreation spaces significantly beyond the standard code requirements.

**J. RECOMMENDATION:**

Staff recommends approval of the Grant Place Townhomes (PP and PPUD), File No. LUA15-000885, as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Determination of Non-Significance Mitigated ERC Addendum, dated March 7, 2016.
2. The applicant shall be required to provide at least two affordable housing units, either for sale or rental in exchange for two bonus units (for a total of 34 townhomes). The additional two bonus units may be

(for a total of 36 townhomes) achieved on a 1:1 ratio for either: affordable housing units, either for sale or rental; or units constructed to Built Green 3 Star (at minimum) building standards. Alternatively, the proposal shall be revised to eliminate those units which exceed the maximum density allowance pursuant to RMC 4-2-110A resulting in a 32-unit proposal.

3. The project's bylaws or CC & R's shall restrict parking across the access aisle throughout the development and no parking signage shall be posted. A copy of the bylaws and no parking signage specifications shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit.
4. The applicant shall place all protected trees which do not contribute to the sites required minimum tree density be held in perpetuity within a tree protection tract(s). A revised PUD/Plat Plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
5. The applicant shall be required to demonstrate where and how refuse and recyclables would be picked up on pick-up day to the satisfaction of the Current Planning Project Manager prior to engineering permit approval. Specifically, the applicant will be required to provide a designated refuse and recycle pickup pad, as to not block the drive aisle, for proposed Lots 14-23.
6. The applicant shall be required to demonstrate that all retaining walls can be constructed on site. Alternatively, a construction easement shall be furnished to the City allowing the ability utilize adjacent property to construct proposed retaining walls. Compliance with this condition shall be completed prior to engineering permit approval.
7. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.
8. The applicant shall be required to provide specifications for the proposed the two electronically operated access gates for entry and exit just south of S 10th St, to the satisfaction of the City's Fire Department prior to engineering permit approval.
9. The applicant shall provide interpretive signage/information regarding differentiating elements (trees, landscaping, drainage, architecture, etc.) of the proposed development at a strategic place(s) on site. The sign design and site plan and location shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit/Final Plat approval whichever comes first.
10. The applicant shall revise the landscape plan to include a 10-foot wide sight obscuring visual buffer along the eastern property line (FOF 28: PUD Decision Criteria, Landscaping/Screening). If all conditions of approval are complied with the applicant will have exceeded code requirements for screening of the proposed development.
11. The applicant shall revise the landscape plan to reflect: a visual landscaping barrier, along the eastern property line, at minimum of 10-feet in width and with a mixture of plantings that have a maturity height of at least 6-feet and 100% obscurity for the entire length. The revised landscape plan shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering construction permit approval.
12. The applicant shall provide fencing along the east and south property lines, in addition to the low fencing in the front yard for each individual unit. A detailed fencing plan shall be provided identifying the location and specifications for all fencing. Fences along the courtyard in the center of the site shall not exceed forty two inches 42-inches in height and shall have an access gate to the courtyard for all units. Perimeter fencing shall not exceed 6-feet in height. All fencing shall be made of quality materials in keeping with the architectural aesthetic of the proposed structures. The fencing plan shall be

submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.

13. The applicant shall submit revised elevations for the garage doors with the provision of additional architectural details. The revised elevations shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
14. The applicant shall provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of engineering permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site.
15. The applicant shall be required to dedicate approximately 1.5 feet, subject to survey verification, for required street improvements. The revised site plan shall be submitted to, and approved by, the Current Planning Project Manager, prior to construction permit.
16. The applicant shall be required to demonstrate safe walking conditions for students to/from the subject plat to bus stop locations prior to construction permit. This may include a dedicated shoulder, curb, or some other alternative as determined by the Current Planning Division.
17. The applicant shall provide revised site plan demonstrating compliance with the private open space standard of at least 15-feet in every dimension. The revised site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval whichever comes first. If this condition of approval is met the proposal would satisfy this standard.
18. The applicant shall be required to establish a home owners' association for the development, which would be responsible for any common improvements. All common facilities, not dedicated to the City, shall be permanently maintained by the PUD home owners' association. The CC&Rs shall provide that if the homeowner's association fails to properly maintain the common facilities and integral elements of the City may do so at the expense of the association. The CC&Rs shall also provide that the provisions pertaining to the obligation to maintain common areas shall not be amended without approval of the City of Renton.
19. The applicant shall submit a revised preliminary plat plan demonstrating compliance with all recommendations of approval. The revised plat plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
20. The applicant shall revise the site plan to depict a differentiation in materials for all pedestrian connections within parking areas and/or drive aisles on site. The revised site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. If this condition of approval is met the proposal would satisfy this standard.
21. The applicant shall submit revised elevations depicting added architectural detailing elements including lighting fixtures, contrasting materials, or special detailing along the ground floor of all units. The revised elevations shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. If this condition of approval is met the proposal would satisfy this standard.
22. The applicant shall submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval. Acceptable materials include a combination of brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass, cast-in-place concrete, or other high quality material. If this condition of approval is met the proposal would satisfy this standard.